

079.0

0003

0012.B

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
586,300 / 586,300

APPRaised:

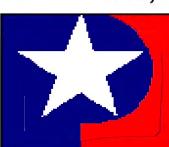
586,300 / 586,300

USE VALUE:

586,300 / 586,300

ASSESSED:

586,300 / 586,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		BRATTLE PL, ARLINGTON

OWNERSHIP

Owner 1:	MAYER STEVEN LEROY	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 3 BRATTLE PL

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	MAYER MILDRED I -
Owner 2:	-

Street 1: 3 BRATTLE PL

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains 6,470 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Aluminum Exterior and 768 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6470		Sq. Ft.	Site		0	70.	0.95	11									429,870						429,900	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										49316
Entered Lot Size										GIS Ref
Total Land:										GIS Ref
Land Unit Type:										Insp Date
11/17/18										

USER DEFINED

Prior Id # 1:	49316
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	21:14:21
PRINT	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAYER MILDRED I	73256-72	1	9/10/2019	Convenience	99	No	No		
FOLEY LESLIE A	73256-69	1	9/10/2019	Convenience	99	No	No		
MAYER MILDRED I	72846-331		6/28/2019	Convenience	1	No	No		Lester F Mayer dod 3/30/1992
	8486-35		4/28/1955	Family		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/17/2018		Inspected							BS	Barbara S		
11/5/2018		MEAS&NOTICE							BS	Barbara S		
5/12/2009		Measured							197	PATRIOT		
2/14/2000		Inspected							263	PATRIOT		
1/13/2000		Mailer Sent										
1/12/2000		Measured							243	PATRIOT		
12/1/1981									MS			

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH	
Type:	5 - Cape	Full Bath:	1	Rating:	Fair		
Sty Ht:	1A - 1 Sty +Attic	A Bath:		Rating:		OF=SHOWER STALL IN BMT.	
(Liv) Units:	1	Total:	1	3/4 Bath:			
Foundation:	1 - Concrete	A 3QBth:		Rating:			
Frame:	1 - Wood	1/2 Bath:		Rating:			
Prime Wall:	3 - Aluminum	A HBth:		Rating:			
Sec Wall:		OthrFix:	1	Rating:	Fair		
Roof Struct:	1 - Gable	OTHER FEATURES					
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Fair	1st Res Grid Desc: Line 1 # Units:	
Color:	MUSTARD	A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O
View / Desir:		Frpl:		Rating:		Other	
GENERAL INFORMATION		WSFlue:		Rating:		Upper	
Grade: C - Average		CONDOS INFORMATION					
Year Blt: 1954	Eff Yr Blt:	Location:					
Alt LUC:	Alt %:	Total Units:					
Jurisdict:	Fact: .	Floor:					
Const Mod:		% Own:					
Lump Sum Adj:		Name:					
DEPRECIATION		REMODELING RES BREAKDOWN					
Rhs Cond: AV - Average	21 %	Exterior:	No Unit	RMS	BRS	FL	
		Interior:		5	3		
		Additions:					
INTERIOR INFORMATION							

INTERIOR INFORMATION

Avg Ht/FL:	STD	Phys Cond.	AV - Average
Prim Int Wall	2 - Plaster	Functional:	
Sec Int Wall:		Economic:	
Partition:	T - Typical	Special:	
Prim Floors:	3 - Hardwood	Override:	
Sec Floors:		Total:	
Bsmnt Flr:	12 - Concrete	CALC SUMMARY	
Subfloor:		Basic \$ / SQ:	105.00
Bsmnt Gar:		Size Adj.:	1.35000002
Electric:	3 - Typical	Const Adj.:	0.99989998
Insulation:	2 - Typical	Adj \$ / SQ:	141.736
Int vs Ext:	S	Other Features:	49550
Heat Fuel:	1 - Oil	Grade Factor:	1.00
Heat Type:	3 - Forced H/W	NBHD Inf:	1.00000000
# Heat Sys:	1	NBHD Mod:	
% Heated:	100	LUC Factor:	1.00
Solar HW:	NO	Adj Total:	226710
% Com Wall		Depreciation:	70280
	% Sprinkled:	Depreciated Total:	156430

MOBILE HOME

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

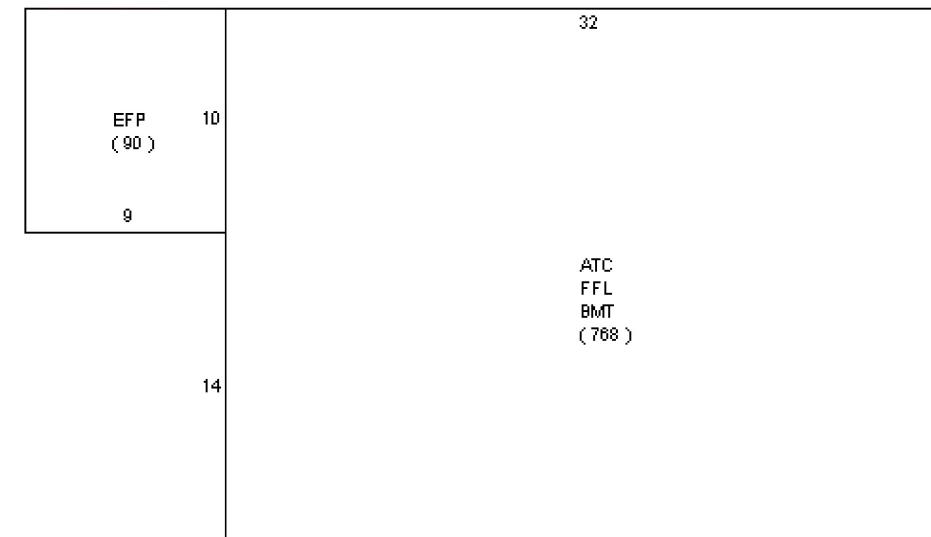
SPEC FEATURES/YARD ITEMS

PARCEL ID 079.0-0003-0012.



AssessPro Patriot Properties, Inc

SKETCH



2

ATC
FFL
BMT
(768)

2

SUB AREA DETAIL